



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**MEETING DATE:** January 9, 2013

**PZ 13-002**

**TITLE:** Village of Westmont with Houseal Lavigne Associates for the following:

- A. Comprehensive Plan public hearing and recommendation.

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**BACKGROUND OF ITEM**

A draft Comprehensive Plan has been prepared for Planning and Zoning Commission discussion following over a year of public outreach and community meetings. A public hearing for review of the Comprehensive Plan is required by state statute, prior to a recommendation by the Planning and Zoning Commission to the Village Board. The last Comprehensive Plan was adopted in 1998, and Houseal Lavigne Associates was selected as the consultant to update this plan in 2011. On January 9, 2013, staff and the consultant will hold an Open House to showcase the draft plan to the public, from 5:00 p.m. to 7:00 p.m., with the public hearing immediately following at 7:00 p.m.

The consultant's approach for their presentation at the public hearing on Wednesday evening is intended to lead the Commission and the public through the document, and include the following:

- Presentation summarizing the process
- Overarching planning principles
- Key recommendations
  - General Village-wide plans

- Individual subareas
- Questions and comments
- Public input

## **Comprehensive Plan layout:**

The Comprehensive Plan includes chapters on:

- The Vision for the Village of Westmont  
A highlight of desired improvements over 15 years
- Goals and Objectives  
Specific actions needed to achieve the vision
- Land Use Plan  
Land use designations within the Village
- Plans for Residential and Commercial areas  
Specific recommendations and policies
- Subarea Plans  
More detailed and site specific improvements and recommendations for smaller areas within the Village
- Community Facilities Plan  
Inventory and recommendations
- Parks, Open Space and Environmental Features Plan  
Policies and recommendations
- Transportation and Mobility  
Policies and recommendations
- Implementation  
Specific actions, priority projects, redevelopment sites, and potential funding sources

## **Comprehensive Plan Advisory Committee**

In 2011, an advisory committee for the Comprehensive Plan was developed, with 10 members of the public, as well as Village staff.

The Comprehensive Plan Advisory Committee first met on July 6, 2011, to review the overall

objectives for the update to the Comprehensive Plan, and summarized issues, concerns, projects, and positive attributes of the Village of Westmont. This is summarized in the Comprehensive Plan on pages 12-13.

Since that first kick-off meeting, the Committee has met 5 times to review drafts, discuss concepts and provide input to the consultants.

### **Public Outreach:**

In addition to the meetings referenced below, a website was developed specifically to inform the public and get comments regarding the Comprehensive Planning process, and a resident questionnaire was posted on the website and hard copies were made available at the Village Hall.

- **October 4, 2011**

A community workshop was held at the Village Hall to get input on strengths, weaknesses, concerns, assets and opportunities.

Summarized in the Comprehensive Plan on pages 14-17

- **September - October, 2011**

10 key person interviews were held with local government officials, business owners, developers and residents to discuss the community's character, assets, disadvantages, issues, concerns, and important projects to undertake.

Summarized in the Comprehensive Plan on pages 18-21

- **September 29, 2011**

A business workshop was held and a business questionnaire was provided to the business community (66 businesses responded), to determine the best and worst things

about having a business in Westmont, public services, concerns about zoning, what new development should occur, and the most important issues in the Village.

Summarized in the Comprehensive Plan on pages 22-23

- January 19, 2012

A Visioning Workshop was held at the Westmont Park District Facility at 55 E. Richmond Street. Small “breakout” groups worked together to develop “visions” for the future of the community. This workshop concluded with each group presenting their vision regarding the long-term role and character of Westmont and the projects and improvements that will be desirable in the future.

Following these outreach efforts, the public input was included in the draft document and provided to the Comprehensive Plan Advisory Committee for final review on November 1, 2012, where the Committee made a recommendation to move forward to the public hearing aspect of the process. The Village Board formally referred the draft Comprehensive Plan to the Planning and Zoning Commission for a public hearing on December 17, 2012, which is required by State statute.

Planning and Zoning Commissioners were provided copies of the Draft Comprehensive Plan in advance of this staff report. In addition, you can access the Comprehensive Plan press release here:

<http://www.westmont.illinois.gov/CivicAlerts.aspx?AID=61>

and below is a link to the Comprehensive Plan project website:

<http://www.hlplanning.com/dnn/NewsUpdates/tabid/1945/Default.aspx>

Copies of the draft Comprehensive Plan have been distributed through the community, and are available for viewing at the Westmont Library, Chamber of Commerce, Park District, Holy Trinity Catholic Church, Westmont Yard, Oak Brook Racquet Club, and Mayslake Village.

**Attachments:**

- Publication notice appearing in the December 26, 2012 Westmont Progress.
- Draft Comprehensive Plan (previously provided)